



Amenity Evaluation Checklist

Completed by:

Date form completed:

Form status:

Reference

Attachments [AEC - LANDSCAPE APPRAISAL-HENBURY.pdf](#)

Address

Town

Postcode

Ward:

1. BACKGROUND FILE CHECK:

Any existing TPOs on or adjacent to the site/land?

Is the site within a conservation area?

Is the conservation area designated partly because of the importance of trees?

Is the site adjacent to a Conservation Area?

Are there any Listed Buildings on or adjacent to the site?

Local Plan land-use designation
Cheshire East Borough Council - LPS 18 - Land between Chelford Road and Whirley Road

Are there currently and designated nature conservation interests on or adjacent to the site?

Relevant site planning history (incl. current applications)
17/4277M - Outline application with some matters reserved for up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space


STATUTORY CONSULTEES

Are there any Scheduled Ancient Monuments on or adjacent to the site?

Is the land currently safeguarded under the Town & Country Planning (Aerodromes & Technical Sites) Direction 1992?

Does the Forestry Commission currently have an interest in the land?

Grant scheme	<input type="checkbox"/>
Forestry Dedication Covenant	<input type="checkbox"/>
Extant Felling Licence	<input type="checkbox"/>
Are any of the trees situated on Crown Land?	<input type="text" value="No"/>
Are any of the trees situated on NHS land?	<input type="text" value="No"/>
Is the land owned by this Local Authority	<input type="text" value="No"/>
Is the land owned by another Local Authority	<input type="text" value="No"/>
2. MOTIVATION	
Development Control	<input checked="" type="checkbox"/>
• Application Ref	<input type="text" value="17/4277M"/>
• Committee deadline	<input type="text" value="22/11/2017"/>
• Development Control Office comments	There have been 30 emails of support for trees on the site to be afforded protection under a TPO with a specific focus on the community plantation
Conservation Area Notification	<input type="checkbox"/>
Application ref	<input type="text"/>
Date of registration	<input type="text"/>
Expiry date	<input type="text"/>
Emergency action (immediate threat to the trees)	<input type="checkbox"/>
Strategic inspection	<input type="checkbox"/>
Change to Local Plan land-use	<input type="checkbox"/>
Change in TPO legislation	<input type="checkbox"/>
Sale of Council owned land	<input type="checkbox"/>
Reviewing existing TPO	<input type="checkbox"/>
Hedgerow Regulations 1997	<input type="checkbox"/>
3. SOURCE	
Source	<input type="text" value="Tree officer"/>
4. LANDSCAPE APPRAISAL	
Site visit date	<input type="text" value="19/10/2017"/>
Inspecting Officer	<input type="text" value="Emma Hood"/>
Site description	

	<p>The site comprises of an irregular shaped and predominantly open and level area of agricultural land which is bordered by fences and established hedgerows punctuated by several mature trees with an area of recent but establishing tree planting crossing the centre of the site from east to west.</p>
<p>Description of surrounding landscape character</p>	<p>A semi rural setting located to the west side of Macclesfield bound by Chester Road (A537) to the south along which the gardens of residential properties back onto the site. Further agricultural land is located to the east, with Whirley Road along the north eastern boundary and occasional residential properties backing onto this area of the site with agricultural land to the west</p>
<p>Statement of where the trees are visible from</p>	<p>The mature trees on the site are clearly visible from Henbury footpath 7, Whirley Road to the north west and Chester Road to the south, the junction of Newquay Drive with Whirley Road with views from residential properties and filtered views from the road sides between these. The plantation trees located centrel to the site are not clearly visible from Chester Road or Whirley Road but can be viewed from the rear of residential properties .</p> <p>annotate map</p>
<p>Photograph the trees, the site and surroundings</p>	<p> No picture inserted</p> <p>annotate map</p>
<p>Landscape function</p>	<p><input checked="" type="checkbox"/> Glimpses between properties or through gateways</p> <p><input checked="" type="checkbox"/> Filtered views</p>
<p>Visual prominence</p>	<p><input checked="" type="checkbox"/> Conurbation</p> <p><input checked="" type="checkbox"/> Neighbourhood, estate, locale</p> <p><input checked="" type="checkbox"/> Site and immediate surroundings</p>
<p>Species suitability for the site</p>	<p>Particularly suitable</p>
<p>Condition</p>	<p>Fair</p>
<p>Past work consistent with prudent arboricultural management?</p>	<p>Yes</p>
<p>Are past works likely to have compromised long term retention?</p>	<p>No</p>
<p>Will past work necessitate any particular</p>	

future management requirements?

Tree size (at maturity)

Large (more than 15m)

Presence of other trees

Low percentage tree cover

Define visual area/reference points

BENEFITS

Are the benefits current?

Yes

Assessment of future benefits
(future growth potential;
continuity/sustainability of tree cover;
development)

The trees represent current and future growth potential

Assessment of importance as a wildlife habitat

Some of the trees present possible nesting and roosting sites
for birds and bats

Additional factors

5. EXEMPTIONS (TCPA 1990)

Are any of the trees obviously dead, dying or
dangerous

No

Are there any statutory obligations which
might apply?
(consider: Highways Act 1980, Electricity Act
1989, Civil Aviation Act 1982)

No

Is there any obvious evidence that the trees
are currently causing any actionable
nuisance?

No

Based on the trees in their current locations,
is the likelihood of future actionable nuisance
reasonably foreseeable?

No

Is there any Forestry Commission interest in
the land?

No

6. EXEMPTIONS (MODEL ORDER):

Are there any extant planning approvals on
the site which might compromise retention of
the trees?

No

Are there any lapsed planning approvals
which might have compromised the trees?

No

Are any of the trees obviously cultivated for commercial fruit production?	<input type="text" value="No"/>
Are any of the trees situated on or adjacent to a statutory undertaker's operational land?	<input type="text" value="No"/>
Are any of the trees situated on or adjacent to land in which the Environment Agency has an interest?	<input type="text" value="No"/>
7. COMPENSATION:	
Do any of trees currently show any obvious signs of causing damage?	<input type="checkbox"/>
If Yes provide details	
Based on the trees in their current locations, is the risk of future damage reasonably foreseeable?	<input type="checkbox"/>
If yes provide details	
Are there any reasonable steps that could be taken to avert the possibility of future damage or to mitigate its extent?	<input type="text" value="N/A"/>
If yes provide details	
8. HEDGEROW TREES:	
Individual standard trees within a hedge	<input type="text" value="Yes"/>
An old hedge which has become a line of trees of reasonable height	<input type="text" value="No"/>
Are the "trees" subject to hedgerow management?	<input type="text" value="No"/>
Assessment of past hedgerow management	
Assessment of future management requirements	
9. MANAGEMENT:	
Are the trees currently under good arboricultural or silvicultural management	<input type="text" value="Yes"/>
Is an order justified?	<input type="text" value="No"/>
Justification (if required)	
10. DESIGNATIONS:	
a. Individual	

Do the trees merit protection as individual specimens in their own right?	<input type="text" value="No"/>
b. Group	
Does the overall impact and quality of the trees merit a group designation?	<input type="text" value="No"/>
Would the trees reasonably be managed in the future as a group?	<input type="text" value="No"/>
c. Area	
Area	
d. Woodland	
Woodland	
11. MAP INFORMATION:	
Identify the parcel of land on which the trees are situated. (Outline in red on the attached location plan)	<input type="checkbox"/>
Identify all parcels of land which have a common boundary with the parcel concerned (Outline in green on the attached plan)	<input type="checkbox"/>
Identify all parcels of land over which the physical presence of the trees is situated, or that they could reasonably be expected to cover during their lifetime (Cross hatch on the plan)	<input type="checkbox"/>
12. LAND OWNERSHIP:	
Land ownership details (if known)	
Land Registry search required? <input type="checkbox"/>	
13. SUPPLEMENTARY INFORMATION:	
Has a detailed on-site inspection been carried out?	<input type="text" value="Yes"/>
Does the risk of felling justify making an order prior to carrying out a detailed on-site inspection	<input type="text" value="No"/>
Provide details of trees to be excluded	Two mature trees located on the site were noted as being significant features that contributed to the local landscape character, however the assessment determined that both

these trees contained defects which precluded their inclusion in a TPO. Oak tree T8 of the survey displays good vitality but contains significant basal erosion as identified in the supporting arboricultural statement, with audible signs of internal hollowing to a height of 2 metres. Ash tree T14 also of good vitality contains hollowing which extends 800mm into the stem with basal cavities present to the west and east. The presence of known defects that have the potential to compromise the long term retention of both trees has rendered them inappropriate for formal protection. Trees located along the southern boundary of the site provide a level of screening to the rear of the properties on Chester Road although none of these trees are of significant arboricultural merit to justify formal protection. While the above mentioned trees may not warrant formal protection they can all be retained and protected within the context of any development proposal. The plantation located to the centre of the site (G3) while noted to be establishing well with the potential to become a clearly visible landscape feature in the future does not represent a significant public amenity feature at the present time which is highly visible, or one which presently defines the landscape character of the area. Due to the planting being something of a recent addition to the landscape and of low public amenity in terms of prominence and views from surrounding public vantage points, protection in the form of a TPO is not one which can be supported as the quality and significance of the plantation can not be demonstrated.

Additional publicity required?

Relevant Local Plan policies

Site LPS 18 - Land between Chelford Road and Whirley Road, Macclesfield which states that the development of the site will be achieved through; 'The incorporation of natural features such as trees, the existing pond and landform features into any development, and the creation of a readily recognisable green belt boundary, that will endure in the long term along the western edge by tree planting and landscaping along the existing hedge line'.

SE 5 Trees, Hedgerows and Woodland - The Council will seek to ensure; 1. The sustainable management of trees, woodlands and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity. 2. The planting and sustainable growth of large trees within new development as part of a structured landscape scheme in order to retain and improve tree canopy cover within the borough as a whole.

Statement of reasons for promoting this Order

14. SUMMARY:

Would loss of the trees have a significant impact on the local environment?

No

Will a reasonable degree of public benefit accrue?

No

Is an Order in the interests of amenity?

No

Is an Order expedient in the circumstances?

No

